

PROPOSED COUNCIL STUDY ISSUEFor Calendar Year: 2004Continuing ☐New ☒Previous Year (below line/defer) ☐**Issue:** Height Limit in R-3 Zoning District**Lead Department:** Community Development**General Plan Element or Sub-Element:** Land Use and Transportation, Housing and Community Revitalization Sub-element.**1. What are the key elements of the issue? What precipitated it?**

This Study Issue would examine the impacts associated with an increase of allowable building height within the R-3 Zoning District. The desire for ownership housing has encouraged townhouse style development which frequently proposed 1-story homes (with garages on the lowest level). Through the Planned Development Combining District Special Development Permits are frequently approved allowing 3-stories in the R-3 Zone. Although apartment development is not active currently, it has been noted in the past that density bonus cannot be achieved without some portion of the site utilizing 3-stories.

Table 19.32.020 of the Municipal Code establishes maximum permitted building heights within all Zoning Districts. All single family Zones are limited to a maximum of 2 stories or 30 feet in height. Of the three multiple family Zoning Districts, R-4 and R-5 allow 4 stories or 55 feet in building height. The R-3 Zone, similar to single family Zones, is limited to 2 stories or 30 feet.

Maximum allowable density for the R-3 Zone is 24 dwelling units per acre. Staff has determined that a density of 24 dwelling units per acre is difficult within the limits of a 2-story structure. Virtually without exception, all R-3 developments reviewed by the City have required the addition of the PD Planning District to allow a deviation for building height. This Study Issue would analyze potential issues associated with increasing the maximum building height within the R-3 Zone to 3 stories.

2. How does this relate to the General Plan or existing City Policy?**LAND USE AND TRANSPORTATION**

GOAL C1 Preserve and enhance an attractive community, with a positive image and sense of place, that consists of distinctive neighborhoods, pockets of interest, and human-scale development.

POLICY N1.2 Require new development to be compatible with the neighborhood, adjacent land uses and the transportation system.

3. Origin of issue:

Councilmember: _____

General Plan: _____

Staff: Staff _____

BOARD or COMMISSION

Arts	<input type="checkbox"/>	Library	<input type="checkbox"/>
Bldg. Code of Appeals	<input type="checkbox"/>	Parks & Rec.	<input type="checkbox"/>
CCAB	<input type="checkbox"/>	Personnel	<input type="checkbox"/>
Heritage & Preservation	<input type="checkbox"/>	Planning	<input checked="" type="checkbox"/>
Housing & Human Svcs	<input checked="" type="checkbox"/>		

Board / Commission Ranking/Comment:

Housing & Human Svcs	Board / Commission ranked	4	of	6
Planning Commission	Board / Commission ranked		of	

4. Due date for Continuing and Mandatory issues (if known): _____

5. Multiple Year Project? Yes ☐ ☒ Expected Year of Completion 2004

6. Estimated work hours for completion of the study issue.

(a) Estimated work hours from the lead department 90

(b) Estimated work hours from consultant(s): _____

(c) Estimated work hours from the City Attorney's Office: 10

(d) List any other department(s) and number of work hours:

Department(s): _____

Total Estimated Hours: 100

7. Expected participation involved in the study issue process?(a) Does Council need to approve a work plan? Yes ☐ No ☒(b) Does this issue require review by a Board/Commission? Yes ☒ No ☐If so, which Board/Commission? Planning(c) Is a Council Study Session anticipated? Yes ☐ No ☒

(d) What is the public participation process?

Special notification of public hearings to all owners of R-3 Zoned property. Otherwise, standard public notification for public hearings with Planning Commission and Council.

8. Estimated Fiscal Impact:

Cost of Study	\$	0
Capital Budget Costs	\$	0
New Annual Operating Costs	\$	0
New Revenues or Savings	\$	0
10 Year RAP Total	\$	0

9. Staff Recommendation

- ☒ Recommended for Study
☐ Against Study
☐ No Recommendation

Explain below staff's recommendation if "for" or "against" study. Department director should also note the relative importance of this study to other major projects that the department is currently working on or that are soon to begin, and the impact on existing services/priorities.

Existing development standards for the R-3 Zoning District limiting maximum building height to 2 stories has resulted in additional time and cost to applicants. R-3 density is constrained with a two-story structure which typically require the concurrent filing of a Rezone application to PD (Planned Development). Rezone applications require Council action. Staff believes that a revision to R-3 development standards allowing a 3 story structure will simplify and streamline future application processing.

reviewed by

Department Director_____
Date

approved by

City Manager_____
Date